

City of Bay Minette

R04-17-A-081

Mayor
Robert A. Wills

City Clerk Finance Director
Rita Diedtrich Tammy Smith



District 1 District 3
Danleigh Corbett John W. Biggs

District 2 District 4
Mike Phillips William Taylor

District 5
Shannon Clemmons

"A Family Place"

December 08, 2016

Atlanta Federal Center
Barbara Alfano
61 Forsyth Street, S.W. 10th FL
Atlanta, GA 30303-8960

RE: Brownfields Community-wide Assessment Grant Application
RFP NO: EPA-OLEM-OBLR-16-08
City of Bay Minette, Alabama

Dear Ms. Alfano,

The City of Bay Minette, Alabama, is pleased to submit the enclosed application, in response to RFP NO: EPA-OLEM-OBLR-16-08, for an Environmental Protection Agency (EPA) Brownfields Assessment Grant. Bay Minette is a small community, comprised of 8,682 residents, and we have a strong network of citizens ready to support the efforts of this EPA grant.

The past few years have left their economic mark on our rural, southern Alabama town. While Baldwin County is the second fastest growing county in the nation, Bay Minette does not seem to share in this momentum. Brownfields sites, including an aluminum foundry, old gas stations, auto repair shops, and a large warehouse facility have closed their doors, leaving blight and a lack of job opportunities in their wake. Like with most towns, the heart of the City, specifically the Douglassville Neighborhood Community, has remained the hardest hit. This area of the City, along the main thoroughfare, is where active factories and gas stations used to provide a sign of local employment and community strength. Bay Minette is the first town beach vacationers' encounter upon exit from the interstate on their route to the beach. Therefore, our City is seen by hundreds of thousands of tourists vacationing along the Gulf of Mexico each year.

We are a small, tight-knit community, and we believe that with the help of this brownfields program, our community can become a destination where people want to stop, instead of just passing through. While the City's local economy may be stagnant, **we realize the potential this grant can unlock by reviving brownfield properties and bringing our community the jobs we so desperately need.** Please consider our application and the contacts herein. On behalf of

the City of Bay Minette, we thank you for this opportunity to be a part of the EPA brownfields program. Please feel free to contact me personally, if you have any questions.

- a. Applicant Identification: City of Bay Minette, Alabama
301 D'Olive St. Bay Minette, AL 36507
- b. Funding Requested:
 - i. Grant Type: Assessment
 - ii. Assessment Grant Type: Community-wide
 - iii. Federal Funds Requested: \$300,000
 - iv. Contamination: \$150,000 Hazardous Substances
\$150,000 Petroleum
- c. Location: Bay Minette (City)
Baldwin County (County)
Alabama (State)
- d. Property Information: Not Applicable for Community-wide Assessment Grants
- e. Contacts:
 - i. Project Director: **Mr. Oscar Waters**
Phone: 251.580.1610
Email: owaters@ci.bay-minette.al.us
Building Official Office
300 Hoyle Avenue, Bay Minette AL 36507
 - ii. Chief Executive: **Mayor Robert "Bob" Wills**
Phone: 251.580.7557
Email: rwills@ci.bay-minette.al.us
301 D'Olive St. Bay Minette, AL 36507
- f. Population:
 - i. 8,682 (2010-2014 American Community Survey 5-Year Estimates)
 - ii. Not Applicable; Bay Minette is a municipal form of government.
 - iii. **Not** located in a county experiencing "persistent poverty".
- g. Regional Priorities Form/Other Factors Checklist: (attached)
- h. Letter from State Environmental Authority (attached)

Sincerely,



Robert "Bob" Wills
Mayor, City of Bay Minette

Attachment B

Assessment Other Factors Checklist

Please identify (with an **x**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	Pg. 2
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	Pg. 11
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2012 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

1. Community Need

1.a.i: The City of Bay Minette, Alabama, is a unique community boasting small town charm and southern hospitality. Bay Minette is located in the northern portion of coastal Baldwin County, and serves as the gateway community to Alabama's coastal beaches. Bay Minette is positioned 35 miles northeast of Mobile, 35 miles west of Pensacola, Florida, and 75 miles northeast of Biloxi, Mississippi. Settlement began in 1861 when the Louisville and Nashville Railroad reached the area, and the town became a junction. In 1900, the Alabama State Legislature officially moved the county seat from Daphne, 25 miles away, to Bay Minette. However the City of Daphne resisted this loss of status and refused to surrender powers of government. In 1901, in order to move the County records to Bay Minette, town leaders devised a scheme to lure the Daphne sheriff and his deputy away from the Daphne Courthouse with a false story about a murder. While the law officers were pursuing this fictitious killer, a group of Bay Minette men stole the courthouse records and delivered them to their rightful place in our City.

As a result of 73.6% of the County being forest land, the City's economy was built around this thriving timber industry via production of tar, pitch, and turpentine. Farming of soybeans, wheat, potatoes, pecans, and cattle also account for an essential part of our City's historical and present day economy. Today, agriculture is the City's largest land use category accounting for 63% of the City's total land use. Manufacturing is also an important part of Bay Minette's economy.

Our Target area, the Douglassville Neighborhood Area, encompasses census tract 106 and is located in the City's core. Douglassville is located along the major thoroughfare known as the Bay Minette Bypass formed by parts of Alabama Highway 59 (AL-59), Alabama Highway 287 (AL-287), and US Highway 31 (US 31). Bay Minette Bypass is the main route from Interstate I-65 that takes northern tourists to Alabama's and Northwest Florida's Gulf Coast beaches. This makes Bay Minette visible to hundreds of thousands of people traveling through each year. As with any other city, Bay Minette is not immune to the negative impacts of the economic recession that swept the nation eight years ago. This area has been particularly affected by negative socio-economic conditions, and this is obvious on a drive through the city. While other areas of the County are now growing at a considerable pace, our biggest obstacle is the lack of opportunities available to residents. Baldwin County is the fastest growing county in the state, and it seems that every other city within the County is growing, while Bay Minette remains economically stagnant. **For example, between the years 2000-2010, the Douglassville Community area lost 11% of its total population while the county grew by 30 percent.**¹

When the "housing bubble" burst between 2008 and 2010, small businesses suffered and ended up closing. Subsequently, these closings over the past 10 years have significantly impacted the City's economic vigor. Vacant buildings and lots have become visible symbols of the declining economic realities plaguing our once flourishing city. These visible eyesores foster the impression of defeat, which further exacerbates the problem, fueling a sense of inevitable failure to members of our community.

Driving along this major thoroughfare, vacant sites are scattered amid active businesses. Sadly, if a tourist should venture down a side street, the scene quickly deteriorates. In only two blocks, the city transforms from a typical, rural southern town, to an economic and environmental deadlock. This target area has the greatest concentration of brownfield sites within the City and County. The Douglassville Community is also along railroad tracks, which effectively isolates this area from the rest of the City. The Douglassville Community is located at the City's core and houses a population of 3,521. This area is a fusion of severely aged housing, vacant and active industrial sites, a railroad, a waste transfer station, and a natural gas pipeline.

1.a.ii: The demographic make-up of this area reveals many disparities that are consistent with textbook cases of the environmental inequities that ignited the environmental justice movement. The Douglassville area accounts for 40.5% of the City's total population and 43.4% of the City's housing stock. This census tract is 64% minority, as opposed to the City's total minority percentage of 37.8%. Minorities are often overrepresented in hazardous occupations, and often have higher rates of occupational injuries and illnesses (Shannon et al, 2009)², and

¹http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_DP05&prodType=table;http://censusviewer.com/city/AL/Bay%20Minette

² Warburton, Darren E. R., Crystal Whitney Nicol, and Shannon S. D. Bredin. 2006. "Health Benefits of Physical Activity: The Evidence." Canadian Medical Association Journal 174 (6): 801-9. doi:10.1503/cmaj.051351.

often work nonstandard hours, which in turn leads to greater health risks such as cancer³. Adversely, manufacturing, transportation, and construction jobs make up 25% of the Douglassville's workforce. The median household income for this census tract is 55% lower than the county and homes are worth 48% less than the average Baldwin County home. In addition, 30% of the community does not have a high school diploma. Furthermore, the poverty rate of the Douglassville Neighborhood is close to double (28%) the National rate (15.6%). Lastly, at Bay Minette Elementary, 57% of students are free or reduced lunch eligible.⁴

	Douglassville	City	County	Alabama	National
Population	3,521	8,682	191,205	4,817,678	314,107,084
Unemployment	5.3%	4.9%	5.1%	6.0%	5.8%
Poverty Rate	28.0%	29.4%	13.8%	18.9%	15.6%
Percent Minority	64.2%	37.8%	13.4%	30.9%	26.2%
Median Household Income	\$27,440	\$29,353	\$50,183	\$43,511	\$53,482
Median Home Value	\$81,000	\$113,500	\$168,800	\$123,800	\$175,700
Receiving SNAP Benefits	25.4%	19.9%	8.9%	15.8%	13%

*Source: American Factfinder, American Community Survey (ACS) 5-Year Estimates 2010-2014

Sensitive populations, which include young children (15.7%), elderly (10%), minorities (64.2%), and low income populations (\$27,440), often bear the greatest burden of disease, yet have the fewest resources to improve their conditions when compared to healthier, more economically advantaged groups.⁵ Of the 28% of those living in poverty, 88% are black.⁶ The data above underlines the overwhelming evidence that vulnerable populations in the Douglassville Neighborhood area are disproportionate, when compared to the city, county, state, and nation.

1.a.iii.: A windshield preliminary inventory revealed 23 brownfields sites, ranging from 0.25 to 25 acres in size, including: an aluminum foundry, seven vacant gas stations, one fire station, two large warehouse facilities, three auto repair shops, and one appliance store. Every brownfield is located along or near the Bay Minette Bypass thoroughfare, glaring evidence of the overall economic condition of our community. Below, several priority sites are outlined. These sites were initially selected by members of the community via a questionnaire. Detailed information regarding site prioritization can be found in *section 2.a.i.*

Southern Aluminum/Citation- 43575 Nicholville Road: The former aluminum foundry, which closed in 2006, manufactured aluminum castings as a Tier 1 supplier to Buick and Ford. During a community outreach event on November 19, residents identified this property to be the most environmentally concerning. This property, which is situated on railroad tracks, encompasses 25 acres and contains 11 buildings, totaling 207,862 square feet. This site is in poor condition with shattered windows, and fragmented glass remnants on the ground. There are piles of scrap haphazardly scattered throughout the site, and the parking lot is overgrown with tall weeds. When in operation, the Facility handled hazardous waste as a "Conditionally Exempt Small Quantity Generator" (CESQG) so an Environmental Site Assessment (ESA) prior to redevelopment is likely to be required by lending institutions or bona fide prospective purchasers (BFPPs). Storm water tests conducted by the Alabama Department of Environmental Management (ADEM) indicated the presence of aluminum, arsenic, cadmium, carbon, chromium, copper, nickel, oil grease, and lead.⁷ According to the EPA's Enforcement and Compliance History Online's (ECHO) *Detailed Facility Report*, there are 2,164 people living within one mile of the Southern Aluminum brownfield site. This includes a 61% minority and a 51.2% poverty rate. Additionally, 14.6% (316) 65 years or older, 6.56% (142) children 5 years and younger, and 23% (498) are minors 17 years and under. Directly south of the property (approximately ¼ mile away) is Bay Minette's Juvenile Detention Facility. The aluminum site is

³ Metropolitan Area Planning Council. 2014. Community Development and Health: A Health Impact Assessment to Inform the Community Investment Tax Credit Program

⁴http://nces.ed.gov/ccd/schoolsearch/school_detail.asp?Search=1&City=Bay+Minette&State=01&SchoolType=1&SchoolType=2&SchoolType=3&SchoolType=4&SpecificSchlTypes=all&IncGrade=-1&LoGrade=-1&HiGrade=-1&ID=010027001708

⁵ Berkman, L.F., and I. Kawachi. 2000. Social Epidemiology. Oxford University Press, USA.

⁶ 2009-2015 American Community Survey 5-Year Estimates, American FactFinder, U.S. Census Bureau

⁷http://iaspub.epa.gov/enviro/ICIS_DETAIL_REPORTS_NPDESID.icis

much more than just an eyesore. It is an invitation for criminal activity and is hazardous for any nearby resident, regardless of age. **Former Hinote Gas Station:** This site is approximately 0.75 acre in size, with possible USTs still remaining in the ground. This raises additional environmental concern through the possibility of groundwater contamination. This site is on the major AL-59 thoroughfare, and is one of the first sites people see when driving through Bay Minette. According to ECHO's Detailed Facility report, within one mile are: 4,103 people; 42% are minority, 50% are in poverty, 7% are children under 5, and 11% are seniors 65 and older.⁸

Former gasoline station/ AL-287 and Interstate 65: This gasoline station is right off the exit ramp of the interstate, with USTs likely remaining in the ground. Lowe's recently showed interest in redeveloping this property, but pulled out due to environmental concerns and other legal matters. This would be a prime location for a home improvement or sporting goods store, and both industries would highly benefit the city. A Lowe's store would have boosted the economy and provided much needed jobs in the community. **Former gasoline station and convenience grocery:** After being burned down several years ago, this former business is now just a brick shell. This property is approximately 1.5 acres in size. The dispensers and tanks still remain in the ground. This property has family residences on three sides and timberland forest to the west. **Old gasoline station-across from City Hall:** This building has been cleared, but it is suspected that the USTs are still in the ground. This lot is directly across from City Hall in the city center and is a glaring eyesore. Weeds are growing up haphazardly through concrete cracks and this property is highly visible to anyone on US 31 as it winds around the courthouse square. Common contaminants found at gas stations include: benzene, toluene, ethylbenzene, xylenes, and naphthalene. These contaminants are known to cause health effects such as damage to the lungs, central nervous system, liver, and kidneys.⁹

1.b.i: Issues connected to welfare are uncomfortably familiar to residents in this community. Baldwin County is designated a "HPSA Geographic High Needs" area due to the lack of mental health providers.¹⁰ Moreover, according to the USDA's Food Access Research Atlas, 21.44% of the Douglassville Neighborhood is designated a "Percent Low Income Population with Low Food Access".¹¹

Studies have verified that neighborhood deterioration is linked to higher levels of: depressive symptoms,¹² violence, drug use, and crime.¹³ Corresponding, brownfields are usually clustered in socioeconomically disadvantaged portions of cities. Home values in this neighborhood are worth \$32,500 less than the city's median home value and over 25% receive food stamps. Perhaps connected, 20% of the population over 18 drinks excessively compared to 12% for the State, and 8% of the National population. In addition, Baldwin County's suicide rate is 18.6%, which is 35% higher than the State rate (13.8). Further, firearm deaths and drug induced deaths are also higher than the State and National rates.¹⁴ Also of note, brownfield sites are also often associated with elevated crime rates. Neighborhood Scout's crime data is compiled using the most recent 'Final, Non-Preliminary' data available as classified by the FBI. According to their website, it is the most up-to-date and fully-vetted data that is available. According to their most recent crime data, the Douglassville Neighborhood is safer than only 28% of all U.S. neighborhoods. In addition, Bay Minette's crime rate per square mile is 43, which is much higher than Alabama's rate of 16, and the National rate of 32.8.

The existing brownfields combined with the siting of active industries (outlined below) have negative health implications as well. Data indicates that approximately one in every ten Alabama residents currently has asthma, that asthma prevalence rates are increasing, and that the state's rates for both lifetime and current asthma now exceed those for the U.S. as a whole.

⁸ <https://echo.epa.gov/detailed-facility-report?fid=110003384846>

⁹ ATSDR- Total Petroleum Hydrocarbons

¹⁰ <https://datawarehouse.hrsa.gov/tools/analyzers/HpsaFindResults.aspx>

¹¹ <http://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas/>

¹² Kruger et al, 2007b. "Experimental Analysis of Neighborhood Effects."

¹³ Yonas, M.A., et al., 2007. Neighborhood-level factors and youth violence: giving voice to the perceptions of prominent neighborhood individuals. *Health Education and Behavior*, 34, 669–685.

¹⁴ The Office of Primary Care and Rural Health, Alabama Department of Public Health, and The Alabama Rural Health Association, 2013 "Selected Health Status Indicators for Baldwin County"

Furthermore, according to the Alabama Department of Public Health, current asthma prevalence in children in Alabama is 11.2% compared to the National percentage of 8.9%.¹⁵

1.b.ii: In addition to the abundant number of brownfields troubling this community, there are numerous other concerning environmental issues. **LAND POLLUTION:** According to Scorecard.org, **Bay Minette is home to 3 of the County's top 9 polluters for total environmental releases.** All of these polluters are located within the Douglassville Neighborhood Community area. The City also contains 3,485 acres of industrial properties, accounting for 5.5% of the City's total land area. Some of the heavy industries in the community include: International Paper Company, Plasmine Technologies, Baldwin Pole and Piling, Brown Wood Preserving, and Kaiser Aluminum and Chemical Cooperation. According to EPA's MyMaps, there are 49 hazardous waste sites in Bay Minette, with six containing toxic releases to land. According to EPA's TRI report, in 2014 Baldwin Pole and Piling released 2,751 pounds of polynuclear aromatic hydrocarbons (PAHs), including by means of surface water discharge.¹⁶ Further, on the same road as the former aluminum plant, is the **County's only waste transfer station.** Transfer stations are notoriously related to undesirable impacts such as air emissions, odors, litter, noisy traffic, and potential to pollute storm water runoff. As stated in the EPA's *"Waste Transfer Stations: A Manual for Decision-Making"*; *"During the site selection process, steps should be taken to ensure that siting decisions are not imposing a disproportionate burden upon low-income or minority communities. Overburdening a community with negative impact facilities can create health, environmental, and quality of living concerns. It can also have a negative economic impact by lowering property values and hindering community revitalization plans. These are just a few of the reasons environmental justice concerns need to be addressed when selecting a site for a waste transfer station."* When considering the current socio-economic conditions in Douglassville, the EPA hit the nail on the head.

In addition, farming has always played a large role in Bay Minette's economy. Baldwin County is home to 989 farms, covering 192,320 acres. While farms are very beneficial to our local economy, they also take a toll on the health of the environment. Annually, many tons of agricultural chemicals are applied to crops in Baldwin County. In 2012, 76,665 acres were sprayed with insecticides, 398 acres were treated with weed killers, 11,273 acres were treated with chemicals to control growth, thin, ripen or exfoliate, and 180,964 acres were treated with fertilizer, lime and soil conditioners.¹⁷ A variety of cancers have been linked to exposure to various pesticides, particularly hematopoietic cancers. Immunologic abnormalities and adverse reproductive and developmental effects due to pesticides have also been reported.¹⁸ In addition, pesticides can easily reach surface water through runoff. Studies done by the U.S. Geological Survey (USGS) on major river basins across the country revealed that over 90% of water and fish samples contained one or more pesticides.¹⁹

WATER POLLUTION: Water conservation is also a monumental concern for this area. Bay Minette is located within the Perdido and Mobile Tensaw Watersheds. The Mobile Tensaw Watershed is the 2nd largest river delta in the U.S. and spans 45,000 acres. The Delta drains 70% of the state's water, resulting in a 200,000-acre wetland—Alabama's largest. The Perdido watershed 5 miles to the east encompasses 1,250 square miles. Some of the tributaries for both of the watersheds are in Bay Minette. Two of the tributaries, located in Bay Minette (Styx River and Bay Minette Creek) have fishing impairments, due to mercury. Over the years, natural drainage has been adversely affected by road construction and land development. Many of the wetland systems in the county have also been damaged or lost due to construction, insufficient sewer systems, and storm water runoff. According to EPA's *EJSCREEN Tool*, the Douglassville Community area is in the 92nd (with 100 being the worst) percentile in all of Region 4 for, "EJ Index for Water Discharger Proximity". Furthermore, in the City's 2015 Water Quality Report, the following contaminants were detected: radium-228, copper, lead, nitrate, ethylbenzene, and xylenes. Likely sources of contamination listed in the report include discharges from petroleum refineries, chemical factories, gasoline stations, and runoff from fertilizer use.

¹⁵ <http://www.adph.org/asthma/assets/ASH.Asthma.Prevalance.Fact.Sheet.FINAL.pdf>

¹⁶ <http://epa.gov/detailed-facility-report?redirect=page&fid=110007233476>

¹⁷ 2012 Census of Agriculture- County Data, USDA, National Agricultural Statistics Service

¹⁸ [Hum Pathol](http://www.ncbi.nlm.nih.gov/pubmed/8505035). 1993 Jun;24(6):571-6, <http://www.ncbi.nlm.nih.gov/pubmed/8505035>

¹⁹ Kole et al, 2001

AIR POLLUTION: As previously stated, Highway 59 is a major thoroughfare tourists use on their way to the Gulf Coast beaches, resulting in a lot of traffic passing through the City. Studies show an elevated risk for development of asthma and reduced lung function in children who live within 200 meters of a major roadway. These studies also reveal associations between cardiac and pulmonary mortality and exposure to particulate matter, a widely reported pollutant in vehicular exhaust.²⁰ Furthermore, a railroad passes through the center of the Douglassville area, which is situated alongside low-income households. Based upon research, living close to freight transport areas is associated with a reduction of lung function in children, and exacerbation of asthma and other respiratory health conditions.²¹ Typical contaminants found near railyards include: diesel fuel, herbicides, creosote, solvents, and waste oils. The burning of diesel is a major source of particulate matter (PM).²² Also, according to EPA's *EJSCREEN Tool*, the Douglassville area is in the 91st percentile in the state for "EJ Index Traffic Proximity and Volume," and ranks 82nd for "EJ Index for Ozone, NATA Air Toxics Cancer Risk, and NATA Diesel PM." Further, according to countyhealthrankings.org, Baldwin County has the second highest "Average Daily Density of Particulate Matter in Micrograms per cubic meter (PM2.5) in the State with 13.1, the highest in Alabama being 13.2. Further, current and historical data supplied by the Alabama Department of Environmental Management (ADEM) suggest that ground-level ozone levels are highest on the Gulf Coast (Mobile and Baldwin counties), the Birmingham area and the Huntsville area.²³ The health implications of these issues will be discussed in more depth in the following section.

1.b.iii: When assessing risk, an integral part of the process is considering the community's sensitive populations. In general, sensitive populations include children, elderly, pregnant women, minority groups, and poverty-stricken populations. These groups are more susceptible to the harmful effects posed by environmental stressors. The following table details the percentage of the Douglassville community's population that are more susceptible to the risks posed by both the brownfields sites, as well as existing cumulative environmental factors:

	Douglassville	Bay Minette	Baldwin County	Alabama
Under 5 years old	15.7%	8.9%	6.0%	6.2%
5-9 years old	10.5%	9.1%	6.4%	6.3%
65 and over	10%	15.1%	17.7%	14.5%
Black	64.2%	36.1%	9.4%	26.4%
Poverty	28%	29.4%	13.8%	18.9
High School Graduates	70%	74.2%	89%	83.7%

*Source: 2010-2014 American Community Survey 5-Year Estimates, American FactFinder

The Douglassville Neighborhood is comprised of 36% young children and elderly, 64% are minority, and 28% are poverty stricken. The community has a population under 5 that is 76% higher than the City, **or 554 young children whom are more at risk**. Of the 987 people in the community living in poverty, **480 of those are children under the age of 18**.²⁴

The City has partnered with a nonprofit, Eastern Shore Community Health Partners, which was formed due to the preponderance of rare cancers and neurological diseases in Baldwin County. In 2008, the Alabama Department of Public Health concluded that Baldwin County experienced a childhood cancer cluster. Not only are cancer rates higher than State rates, they are also higher than National rates. The table below outlines the health disparities.

Death Rate Per 100,000	County	AL	Contaminant with documented Health Effect (Column 1)	Brownfield Site
Liver Cancer	8.8	6.7	Arsenic, benzene, xylenes, arsenic ²⁵	Gas stations,

²⁰ Environ Health. 2007; 6:23 "Near-highway pollutants in motor vehicle exhaust: A review of epidemiologic evidence of cardiac and pulmonary health risks".

²¹ California Air Resources Board. (2005). Air Quality and Land Use Handbook: A Community Health Perspective.

²² <http://www.deq.state.or.us/wq/dwp/docs/typcontaminants.pdf>

²³ <http://www.adph.org/asthma/assets/OriginalAsthmaBurdenDocument.pdf>

²⁴ 2010-2014 ACS, Poverty Status in the Past 12 Months, American Factfinder

²⁵ CHSR, Human health Effects of Heavy Metals

				Southern Aluminum (S.A.)
Colorectal cancer	22.5	18.1	PCBs, dioxins, trichloroethylene (TCE), and (PCE) ²⁶	S.A., dry cleaners
Lung/Bronchus Cancers	73.0	64.3	Cadmium, chromium, anthrazene, PAHs, non-methane benzene ²⁷	Gas stations, S.A.
Prostate Cancer	28	23.1	Arsenic, TCE cadmium, PCBs ²⁸	Dry cleaners, S.A.
Parkinson's Disease	11.0	6.6	TCE, copper, PCBs, manganese. ²⁹	S.A.
Leukemias*	8.5	7.4	Benzene, formaldehyde, TCE ³⁰	S.A.
Lymphomas*	9.0	6.3	Benzene, PCBs, glyphosate ³¹	Gas stations

Source: "Selected Health Status Indicators, Baldwin County", by the Office of Primary Care and Rural Health, Alabama Department of Public Health and The Alabama Rural Health Association, 2013, and <http://www.adph.org/healthstats/assets/CHP2014.pdf>; http://www.adph.org/healthstats/assets/CHP2014_REV.pdf

As you can see, the County rates for these cancers are higher than State rates, and most of the contaminants are known carcinogens and can be traced back to the brownfield sites. In 2006, storm water tests conducted by ADEM found the presence of arsenic, zinc, cadmium, chromium, and aluminum (source: ICIS Report, Envirofacts, US EPA website). The known correlation between **particulate matter and asthma**, the **high levels of ground ozone levels reported by ADEM**, the **concentration of industry in the Douglassville community**, and **elevated cancer, drug death, and suicide rates**, combined with the high percentage of sensitive populations in this community point to unmistakable environmental justice issues that cannot afford to be left unchecked.

1.c.i: On a state-wide level, Alabama's 2016 budget cut \$88 million from state programs, meaning less funding will be diverted to cities and counties this year. On the City level, finances aren't looking any brighter. The City is currently under a spending freeze, and has suffered from many financial hardships in the past few years. As a result, Bay Minette was forced to lay-off its planning director in 2012. Many other cities have a capital improvement fund in their annual budgets. Bay Minette has no capital improvement fund and is currently unable to fund anything but the basic necessities, such as water and sewer services and road repairs. Baldwin County's property tax is among the lowest in the state at 9.5 mills as a result of a referendum adopted in 2015, which the City has no control over. As a result, the school district has lost \$7 million in property tax revenue at a time when the entire County continues to grow.³² Since 2013, the City's General Revenue Fund has decreased by \$644,840 and tax revenues have fallen \$34,049.³³ For the 2016-2017 Budget, the Public Works Department has been slashed by \$70,202. Furthermore, the overall foreclosure percentage for the City is 4.1%, but the foreclosure percentage for the Douglassville area (CT 106) is 5.9%. The national foreclosure percentage is only 1.2%.³⁴ With a limited tax base, the City lacks discretionary funding in which to tackle these brownfield projects. In October of 2015, Winn Dixie, one of the City's top three revenue producers closed.

1.c.ii: The Douglassville Community is where most of the City's brownfields are clustered. According to the American Community Survey Data, this area also has severely depressed property values. The median value of owner-occupied housing units is \$123,800 (State), \$168,800 (County), \$113,500 (City) and \$81,000(CT 106).³⁵ This means that home

²⁶ <http://www.empowher.com/colorectal-cancer/content/colon-cancer-which-toxins-or-chemical-cause-dr-marchese-video>

²⁷ Occupational and Environmental Causes of Lung Cancer, ncbi.nlm.nih.gov

²⁸ ncbi.nlm.nih.gov, Nested case-control study of occupational chemical exposures and prostate cancer

²⁹ Parkinson's Disease Foundation

³⁰ Cogliano et al (2011)

³¹ <https://www.schmidtlaw.com/causes-of-non-hodgkins-lymphoma/>

³² <http://www.lagniappemobile.com/baldwin-schools-lose-7-million-voter-referendum/>

³³ City of Bay Minette, Approved Budget FY 2016, 2017; City of Bay Minette Financial Statements, 2013.

³⁴ https://www.huduser.gov/portal/datasets/nsp/nsp_fc_a-f.html

³⁵ American Factfinder, 2009-2013 American Community Survey 5-Year Estimates

values in the Douglassville area are 29% lower than the rest of the City. From Fiscal Year 2014 to FY 2015 the City lost \$18,000 (6%) in Ad Valorem Real Estate Taxes.

The clustering of these many industrial sites has resulted in a huge burden on this particular census tract. When Southern Aluminum closed in 2006, 125 employees lost their jobs. Studies indicate plant workers are often forced to take new jobs that average a 30% loss in income.³⁶ Despite rising inflation, residents of Douglassville have a median household income of \$5,763 dollars less than in 2010, while during this same time frame, county residents median household income has risen by \$36 dollars.³⁷ Furthermore, according to census data, from 2010-2014, the Douglassville Community lost: 156 manufacturing jobs, 51 wholesale trade jobs, 48 transportation/warehousing and utilities jobs, and 61 finance and insurance jobs, and real estate and rental leasing jobs.³⁸ There are 81 fewer people in the workforce in 2014 than there were in 2010 in the Douglassville area (CT 106). In contrast, during this same time frame, the City as a whole added 226 people into the workforce.³⁹ A reduced tax base, along with lack of available jobs and new business growth, has had a predictably adverse impact on our local economy. Residents are willing to drive an extra 20-30 minutes to neighboring towns to acquire more options, taking their economic support elsewhere. In fact, over 40% of residents drive 25 minutes or more to their place of employment. Furthermore, a whopping 26.7% of men living in Bay Minette work outside the county, compared to 20.9% for Baldwin County.⁴⁰ The impact of this trend is felt beyond the simple loss of tax generating revenue. Vacant buildings and lots, especially in the downtown area, become visible symbols of this declining economic reality. This feeds the impression of defeat and exacerbates the problem by fueling a sense of inevitability, encouraging residents to continue taking their business to “better” places.

2. Project Description and Feasibility of Success, 2.a.i: The City’s long-term vision is to alter the current cycle of socio-economic suppression and community disinvestment, and move towards business creation, an increased tax base, and new jobs that will craft an innovative pathway to our community’s revolution as a thriving City, where opportunities are numerous instead of non-existent. The City of Bay Minette’s Comprehensive Plan 2030 was developed with the goal of reflecting the values and desires of the residents with the notion that community involvement is of utmost importance. During the planning process, residents of Bay Minette were asked to participate in four separate community workshops and four different methods were utilized to collect input. The collected data was used to establish community goals for Bay Minette’s future growth and development. This project furthers the City’s land use and revitalization goals including: create open spaces and landscaped areas; promote connectivity of City’s infrastructure; encourage infill development as opposed to urban sprawl and maintain a balanced relationship between development and the environment, and protect and enhance the quality of air, water, native vegetation, and local ecosystems unique to Bay Minette.

The Building Department hosted a Brownfields Community Outreach Event on November 19, 2015. At the meeting, the community was given an educational overview of the brownfields program and what it is capable of accomplishing. Immediately following, input was gathered from the community through a survey, and a preliminary brownfield site inventory was created. The questions included: which sites were most important to community members for assessment and redevelopment; what industries and specific businesses they would like to see come to our City; preferred method of communication; and the biggest obstacles facing the City. Overwhelmingly, members of the community repeatedly picked the same five sites they would like to see addressed. More details including size, historic use, and potential contaminants of concern specific to these five brownfield properties can be found in Section 1 a. iii. These five sites are:

- 1. Southern Aluminum/Citation-** This site is a number one priority for residents. Residents are interested in either a new industrial or manufacturing company due to the large number of jobs this type of redevelopment could create.
- 2. Hinote Gasoline Station-** The community and City Council expressed interest in a Chick-Fil-A or a Longhorn Steakhouse.

³⁶ “What Plant Closings Cost a Community: The Hard Data”, Midwest Center for Labor Research, MCLR

³⁷ Selected Economic Characteristics, 2006-2010, 2010-2014, ACS 5-Year Estimates, American FactFinder

³⁸ Industry By Occupation, 2006-2010, 2010-2014, ACS 5-Year Estimates, American Factfinder

³⁹ https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_DP03

⁴⁰ American Factfinder 2010-2014 ACS, Commuting Characteristics By Sex

3. **Former Gasoline Station at I-65** - This site is at the interstate I-65 exit. The Community expressed interest in a sporting goods store or a big-box home improvement store.
4. **Gasoline Station-City Hall**- Community has expressed interest in small recreational/greenspace area. Since it is in the middle of downtown, beside the library, this would be an excellent location for some greenery and a little spot for children to play.
5. **Former Gasoline Station-HWY 31/Ransom Street**- The Community would like to see this redeveloped into a community center with a community pool.

The questionnaire revealed that according to the community themselves, the biggest issues they are facing are lack of jobs and lack of economic growth. The lack of jobs also translates to a lack of needed services. Residents specifically mentioned interest in bringing in: grocery stores, steakhouse, Chick-Fil-A™, shoe store, Academy™, a large industrial or manufacturing facility, community activity center, and a clothing store. Members of the community love that Bay Minette is a small town within driving distance of metro areas (Mobile and Baldwin County's Eastern Shore and beach resorts), but the City is currently lacking in industries needed to fully support its residents.

With assessment funds received under this grant, the City plans to conduct 14 Phase I ESAs (\$52,500), 5 Phase IIs (\$160,000), and cleanup plans at four sites (\$48,000). Bay Minette plans to contract with a licensed professional engineering and environmental firm to complete the Phase I and II ESAs. This firm will be selected through a Request for Qualifications process and will be required to meet the qualifications and years of experience as outlined by the American Society for Testing and Materials (ASTM) and the EPA's All Appropriate Inquiry (AAI) Rule.

The plan for this brownfields program not only aligns with **Bay Minette's Comprehensive Plan**, but also with the real, tangible needs of members of the community. The City's Comprehensive Plan 2030 outlines significant sustainable development principles, which are enforced in all new and existing development including: utilization of natural drainage patterns; regulation of future development to permit maximum recharge and protection of water quality; wetland ordinances and conservation easements; feasibility studies; promotion of infill development through tax incentives; and promotion of connectivity of roads, schools, parks, and landscaped areas with each development including construction of sidewalks. The City also plans on recycling any remaining materials and when possible, utilizing existing infrastructure. These are just a few of the plans and policies in place that promote sustainable development through reuse, increased walkability and connectivity, and materials recycling. This project also aligns with community needs for job creation (Ch.2, pg. 24), creation of community greenspace (pg. Ch.7-pg13), and serves towards making the City more economically viable and competitive.

Funding for this project will further advance the **Livability Principles** by: **Increasing economic competitiveness** by creating jobs, and drawing in new businesses and industries such as a manufacturing plant, Chick-Fil-A™, Longhorn Steak House™, and Lowe's™. This in turn will bring increased tax revenue, more opportunities, and fill the existing industry gaps currently affecting members of the community. **Supporting existing communities** by improving the value and safety of the community, utilizing existing infrastructure, promoting the development of partnerships, and unifying the community through regular and frequent community engagement and visioning sessions. In addition, Baldwin County in partnership with ALDOT's RAILS-TO-TRAILS Program is working to create a county-wide bicycle route to link all existing communities within the County, through reuse of railroad tracks that formerly paralleled AL-59. Since a number of these priority sites are located along railroad tracks, these sites could be linked throughout the community via bicycle routes. **Value Communities and Neighborhoods** by addressing the community's current needs and seeking their input and participation in this project, and forging a line of open-communication and trust between City officials, the EPA, and the Douglassville Community. Lastly, there is sustainable potential for Bay Minette to become as economically successful as the other cities in the County. Bay Minette is home to the County's \$32 million investment in a 3,000 acre mega-site. Despite the County's effort to attract manufacturers to the site, it has been vacant since its purchase in 2012. Baldwin County is tied for the 8th fastest growing MSA in the nation, and is the fastest growing county in Alabama. The County is also ranked by Forbes as of the "Top 50 Places To Grow A Business" and ranked in the "Top 5 Metropolitan Area for Site Selection in 2014" by Site Selection Magazine.⁴¹ This grant

⁴¹ <http://baldwineda.com/wp-content/uploads/2015/10/Baldwin-County-AL-Fact-Sheet.pdf>

could be the catalyst that finally brings a tenant to this site, and with it, expansion of supporting industries.

2.a.ii: The City will have oversight responsibilities for project management and will utilize City personnel's grant management expertise to ensure this project stays on track.

(a) Contractor Procurement: Within the first 60 days of award the City will: develop and issue "Request for Proposals" for Qualified Consultants, update the existing site inventory, conduct a community kickoff meeting, finalize and meet with the Brownfields Advisory Board (BAB), and meet with property owners to finalize site access agreements and secure legal assistance, if needed. Within the first 60 days, once a cooperative agreement is in place with our EPA partners, the City Council will select the qualified consultant and execute a contract. These tasks will be completed in full compliance with state and federal guidelines, 2 C.F.R. 200 and EPA's 2 C.F.R. 1500. The City plans to track and measure project success through the development of quarterly project reports to ensure this project is both successful and timely.

Project Task	Responsible Party	Timing
Cooperative Agreement	City	Month 1
Kickoff Meeting/Site Prioritization Finalized/ Access agreements finalized	City, Consultant, Partners	Month 1
RFP issued/ Contractor Procurement	City	Month 1-2
Public, BAB meeting, document repository setup complete, CIP plan developed	City, Partners, Consultant	Month 2
Phase I ESAs on priority sites/ QAPP and Site Plan development and submission to State/EPA.	Consultant, City	Month 3-7
Public, BAB meeting	City, Partners, Consultant	Month 6-8
Phase II reports	Consultant	Month 8-16
2 Public, BAB meetings	City, Partners, Consultant	Month 8-16
Cleanup and Reuse Planning	Consultant	Month 17-26
Grant Closeout	City, Consultant	Month 32-36
EPA reporting, State reporting	City, Consultant	Quarterly
ACRES reporting	City, Consultant	Quarterly
BAB Meetings	City, Partners, Consultant	Quarterly
Community Meetings, and community updates (emails, document repository)	City, library, Partners, Consultant	Quarterly

(b) Site Inventory, Prioritization, and Selection: Within the first month, the City, the BAB, our government and our community partnerships will work together to develop a site prioritization system and then prioritize sites based on: potential threat to human health and the environment; redevelopment interest; and community interest. Other important factors include: consistency with our Comprehensive Plan, cooperation with site access, financial feasibility, and new job creation. Community input has already been solicited, and the community has voiced their top priority sites.

(c) Site Access: To gain access to sites, the City will collaborate with the County, realtors, and property owners to acquire site access agreements and will utilize legal assistance, if needed. To ensure site access is not a delaying factor, the City has already begun gathering property owner information, drafting letters, and developing material to give to property owners that will explain the benefits of the brownfields program and aid in obtaining site access agreements.

2.b.i: Task 1: Project Management: The City of Bay Minette is fully prepared to manage a successful brownfields program. The City plans to rely on internal capacity to manage the program, with additional assistance from a qualified and experienced consultant. This task includes costs for competing EPA including quarterly reports, EPA Assessment Cleanup Redevelopment Exchange System (ACRES) database updates, preparation of Property Profile Forms, preparation of Request for Qualifications (RFQ) for environmental consulting firms, consultant selection, work plan preparation, assisting with site access negotiations for privately held property, oversight of website and document repository, and general project management. The City has budgeted \$4,000 for this task, and approximately \$3,750 for the environmental consultant for each grant, totaling \$7,750 for both hazardous and petroleum.

The City intends for two of our personnel to attend one EPA national conference at a cost

of \$2,400. Bay Minette is also budgeting a total of \$1,600, which would allow two representatives to attend the EPA Region 4, New Grantees Conference. This equals a total cost of \$4,000 or \$2,000 for each of the petroleum and the hazardous substance grants. All project management tasks will be completed by the City, with the technical support of the selected consultant. The **outputs** for this task include: 1 (RFP) issued, 12 of reports submitted to the EPA, number of entries into ACRES, and 12 of website and repository updates. **Outcomes** associated with this task include: number of goals met, number of reports submitted on time, website feedback received, successful budgeting, and number of brownfields conferences attended by Bay Minette staff.

Task 2: Community Outreach, Involvement, and Education: Community outreach will include notification to residents of quarterly meetings; development and distribution of informational handouts and brochures; meeting with the community to hear concerns and obtaining input for prioritizing sites for assessment; and providing education of the entire brownfields program and the potential benefits to the community. The City has also established the location of the document repository at the library, which will be updated by the City after each community meeting. In addition to these methods, the City will continue to use all existing modes of communication including: social media posts (City Website and Facebook page), flyers on bulletin boards in high traffic, public areas, public service announcements, and mailings. Public announcements will be made for quarterly meetings as well as updates after each quarterly meeting. Bay Minette will also conduct additional educational efforts and continue ongoing public outreach activities in the surrounding community. EPA brownfields funding will be used to coordinate staff and the community outreach efforts. EPA funding provided for this task will be used to cover the contractual costs and supplies for development of meeting materials, maps, educational flyers and handouts, meeting costs, and printing and production costs. The estimated contractual cost for three years of outreach is approximately \$12,000, which equals approximately \$6,000 for each of the petroleum and the hazardous substance grants. The **outputs** associated with these tasks include: 12 BAB meetings, 12 community meetings, 24 public announcements made, 12 document repository updates, and the number of distributed outreach materials. **Outcomes** associated with this task include: number of attendees at community meetings, number of community groups involved, number of community requests received and implemented in the project, and number of people visiting the document repository.

Task 3: Phase I Assessment Activities: The City of Bay Minette plans to contract with a licensed professional engineering and environmental firm to complete Phase I and II ESAs. The final prioritized sites will undergo Phase I ESAs, site access agreements will be obtained, and we will consult with ADEM and EPA regarding site eligibility, including petroleum determinations. The Phase I ESAs will be conducted in accordance with good commercial and customary practices as described in "Standards and Practices for All Appropriate Inquiries" as 40 CFR Part 312 in the *Code of Federal Regulations* and ASTM Designation: E 1527-13, "*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*". Bay Minette plans on conducting Phase I ESAs at 14 sites with an estimated average cost of \$3,750 each for a total of \$52,500. This cost will be split evenly amongst the hazardous and petroleum sites, designating a total of \$26,250 for hazardous and \$26,250 for petroleum sites. **Outputs** include: 14 Phase IEs (7 petroleum, 7 hazardous), number of entries into ACRES, and total # of reports submitted to EPA. **Outcomes** for this task include: number of sites assessed, number of sites needing no further remediation, and number of sites that need a Phase II ESA.

Task 4: Phase II Assessment Activities: The Phase II ESAs will be conducted on sites that are considered the highest priority of Bay Minette, the BAB, and the community. The scope of work will be developed to address recognized environmental conditions identified in the Phase I ESAs. Based on the size of the sites and potential environmental issues, Bay Minette does not anticipate that all of the Phase I ESAs conducted will require Phase II ESAs. Bay Minette estimates that 5 of the sites will need Phase II ESAs. Of these, approximately \$60,000 is the anticipated cost for the Southern Aluminum site, and approximately \$25,000 each is estimated for the remaining sites, including Quality Assurance Project Plans (QAPPs) and Health and Safety Plans (HASPs). Based on this estimation, \$160,000 has been budgeted for Phase II ESAs. This costs will be split evenly between the budget for hazardous and petroleum sites, which equals \$80,000 for hazardous sites, and \$80,000 for petroleum sites. The consultant will be responsible for these tasks. **Outputs** include: 5 Phase II ESAs, number of QAPPs, number of HASPs. **Outcomes** for this task include: number of sites assessed, number of acreage assessed,

number of sites ready for reuse, and number of sites needing further remediation.

Task 5: Reuse Planning: The City of Bay Minette estimates completing cleanup planning for four sites, at an estimated cost of \$12,000 per site for a total cost of \$48,000. Half of the cleanup planning (\$24,000) will be conducted on petroleum sites and the other half (\$24,000) is budgeted for hazardous sites. This task involves conducting an Analysis of Brownfields Cleanup Alternatives (ABCA) and providing an estimate of remediation. The task will also include preparation of a Corrective Action Plans (CAP) for each of the four sites to be remediated. The City will obtain input from the BAB and the community regarding the priority of sites needing cleanup. The selected consultant will be responsible for these tasks, with direct input from the City and the community. **Outputs** for this task include: 4 ABCAs, 4 CAPs, number of BAB meetings held, and number of community meetings held. **Outcomes** for this task include: number of sites and acreage redeveloped, number of dollars leveraged, number of jobs created, and the amount of new taxes generated by redeveloped sites. **ii. Budget Table**

Budget for Petroleum Assessment Grant Funds						
	Management	Outreach	Phase Is	Phase IIs	Reuse	TOTAL
Personnel	\$4,000	\$2,000	\$2,000	\$2,000		\$6,000
Fringe						
Travel	\$2,000					\$2,000
Equipment						
Supplies		\$2,000				\$2,000
Contractual	\$3,750	\$2,000	\$26,250	\$80,000	\$24,000	\$140,000
Total	\$9,750	\$6,000	\$28,250	\$82,000	\$24,000	\$150,000
Budget for Hazardous Assessment Grant Funds						
	Management	Outreach	Phase I	Phase II	Reuse	TOTAL
Personnel	\$4,000	\$2,000	\$2,000	\$2,000		\$6,000
Fringe						
Travel	\$2,000					\$2,000
Equipment						
Supplies		\$2,000				\$2,000
Contractual	\$3,750	\$2,000	\$26,250	\$80,000	\$24,000	\$140,000
Total	\$9,750	\$6,000	\$28,250	\$82,000	\$24,000	\$150,000

2.c: Ability to Leverage: Since Bay Minette is a rural city, we do not have a Brownfields Redevelopment Area or a Community Redevelopment Area. However, there are still numerous incentives for businesses to relocate to our City. Bay Minette is the location of Baldwin County's HUB Zone Program. This program provides federal contract opportunities for qualified small businesses located in distressed areas. The offer of the HUB Zone small business will be considered 10% lower than the offer of a non-HUB Zone/non-small business. In addition, there are several other federal and state grants and incentives available, making redeveloping a brownfields a more economically viable option. Furthermore, Bay Minette's Project Partners are offering in-kind services including: donating facilities for public meetings, disseminating project information and updates, providing meeting assistance, providing health data, serving on the Brownfields Advisory Board, affordable housing assistance, job training, and certification opportunities. More details on these specific commitments are located in Section 3.b and 3.c.
Example of Recent Successful Leveraged Funding Project: In 2015, Bay Minette was awarded a \$450,000 grant for improvements to drainage, water, sewer, and road facilities from the Community Development Block Grant Funds through the Alabama Department of Economic and Community Affairs (ADECA). North Baldwin Utilities agreed to put \$167,875 in matching funds toward labor and equipment for the project. The majority of the funding is going towards drainage improvements to alleviate flooding as well as sewer and water improvements, and resurfacing the road. These improvements are taking place in the Douglassville area and will be made to improve conditions for businesses, churches and about 70 houses. Both ADECA and North Baldwin Utilities are project partners and provide letters of support in Attachment B.

3. Community Engagement and Partnerships, 3.a.i: Bay Minette recognizes the power

of community engagement and the importance of citizen involvement in this project. In an effort to involve the community and ensure this program reflects the needs and goals of the community, the City hosted a community outreach meeting on November 19, 2015. At the meeting, a preliminary site inventory (including pictures and historical site use) was passed around along with an 8 question feedback form. The City is also forming an open group (Brownfields Advisory Board) which will consist of interested stakeholders, community organizations and interested citizens (*see table in 3.c.i*). The BAB and the community will hold quarterly meetings to: solicit feedback regarding site selection, plan redevelopment, disperse materials to the community, give project updates, and address any issues or concerns. These types of regular interactions will build public participation and support, provide opportunities for more funding from other sources, and ultimately ensure this project reflects the needs of the community and leaves the legacy of a permanent transformation.

3.a.ii: When members of the Community were polled regarding preferred methods of communication specific to this project, results indicated: email, regular meetings, newspaper ads, and public service announcements as the preferred methods. The City will hold quarterly meetings to give stakeholders and citizens a forum to facilitate for active participation in the program. The following organizations have also pledged to help with community outreach: ESCHP, Habitat for Humanity, HJWC, the North Baldwin Chamber of Commerce, and Emerald Coastkeeper. In addition to these methods, the City will continue to use all existing modes of communication including: social media posts (City Website, Facebook page), flyers on bulletin board in high traffic areas, public areas, and mailings. While the Hispanic population in Bay Minette is only 1.8%, all materials, both digital and paper copy, will be provided in English and Spanish and the City will provide translator services at meetings, upon request. These forms of communication are appropriate for the Douglassville Neighborhood because they have proven successful, and the community has already identified their preferred methods of communication for this project. In addition to communicating progress with the community and its stakeholders, the City will also communicate progress through the timely submission of all reports, as outlined by the EPA.

3.b.i: The Alabama Department of Environmental Management (ADEM). The mission at ADEM is to assure for all citizens of the State a safe, healthful, and productive environment. ADEM has a Brownfields Redevelopment and Voluntary Cleanup Program (VCP) providing oversight for the voluntary assessment and cleanup of contaminated brownfields sites. Additionally, ADEM provides technical assistance, information and training about the EPA Brownfields program in Alabama. ADEM has also offered to participate in brownfields outreach activities. (See attachment letter)

3.b.ii: Alabama Department of Public Health: provides caring, high quality, and professional services for the improvement and protection of the public's health through disease prevention. The Baldwin County Health Department commits to sharing data and/or studies particularly in regard to populations located near brownfield sites in Bay Minette (letter attached). **Alabama Department of Economic and Community Affairs (ADECA):** Through partnerships with local governments, nonprofit groups, state and federal agencies, and other agencies, ADECA is responsible for administering a broad range of state and federal programs that contribute to the department's mission. "Building Better Alabama Communities." The department works to assist children, elderly, victims of crime and abuse, the disadvantaged, poor, and unemployed. ADECA has pledged to provide certification opportunities to eligible, minority-owned businesses, and will provide other community development programs for businesses that locate within former brownfields areas.

3.c.i:

Organization	Description	Role
Eastern Shore Community Health Partners (ESCHP)	Nonprofit, assesses diseases in County and conducts studies to uncover environmental causes.	BAB, provide health data to assess potential link between elevated cancers and the City's brownfields.
Emerald Coastkeeper, Inc.	Grassroots organization that monitors watersheds.	BAB, assist in education about brownfields, public outreach
North Baldwin Literacy Council	Teaches adults how to read, offers ESL and GED Prep.	BAB

Heritage Junior Women's Club	Women's organization dedicated to community improvement	BAB, disseminating project information, community meetings
North Baldwin Chamber of Commerce	Organization aimed at developing sustainable growth	BAB, project updates, donating facilities for community meetings.
Baldwin Economic Development Alliance	Recruitment, growth of community, and entrepreneurial assistance.	Recruitment and entrepreneurial assistance
Habitat for Humanity Baldwin County	Build and renovate safe, decent, affordable housing	BAB, assistance for affordable housing, funds permitting
North Baldwin Utilities	Water, wastewater and natural gas utility company in Bay Minette	Project dissemination, outreach, assist with site identification

3.c. ii. Letters of Commitment and support are included as *Attachment B*.

3.d. Partnerships with Workforce Development Programs: In an effort to tie new job creation back to our community, Bay Minette has developed a partnership with **Alabama Industrial Development Training (AIDT)**, which helps new or expanding companies find and train workers at no cost to the company. AIDT is ranked as one of the Top 10 State Training Programs in the U.S. In addition to the services already provided by AIDT, AIDT will also alert the community of any additional job opportunities that might arise as a result of this assessment grant, and provide individual job training for new employment opportunities. The City has also partnered with The **Center for Professional Development (CPD)** at Faulkner State University. The CPD provides support of economic growth through professional development, recreational classes, and non-credit workforce initiatives. The CPD has committed to provide professional education to individuals and corporate clients for career opportunities that open as a direct result of this grant Partnership with these two extremely successful programs will ensure that jobs that arise as a result of the proposed redevelopments will benefit our community.

4. Project Benefits: 4.a: Addressing our community's brownfields will help to address existing sources of pollution. Identifying these existing sources of suspected contamination will help protect the nation's 2nd largest delta and the Perdido watersheds (whose headwaters are near Bay Minette), from storm water contamination. Assessment could also improve the City's water quality, which currently contains copper, lead, ethylbenzene, xylenes, and MTBE.

By focusing funding and efforts on this socio-economically depressed area where our brownfield sites are clustered, we are working to dynamically shift the current status quo. By relocating businesses and creating urgently needed jobs in a disadvantaged portion of the City, we are seeking to reduce income inequality, which has been documented to be linked with lower life expectancy rates and higher rates of violence.⁴² Redevelopment of the old gasoline station across from the City Hall into a greenspace area and the former HWY 31/Ransom gasoline station into a community center will promote physical activity and help to build a sense of community. Parks and open spaces can contribute to improved mental health by encouraging socialization.⁴³ Since rates of suicide, firearm, and drug induced deaths are all disproportionately high, these benefits would be especially significant for our community. Redevelopment will also reduce the elevated crime rate, therefore making Bay Minette a safer environment.

In addition to the unifying effects, our citizens will also be more protected from the health hazards these sites pose. Contaminants previously identified at these sites include: aluminum, arsenic, lead, copper; **in addition to suspected contaminants** including various VOCs and PCBs. These are known for their adverse health effects (including various cancers), and sensitive populations are especially susceptible to their effects from exposure. Further, Bay Minette's partnership with ESCHP could aid in identifying the cause of the elevated cancer rates in Bay Minette. Identifying and mitigating these health and environmental justice concerns could in turn reduce the elevated cancer rates and work towards reducing the burden on this economically distressed community.

4.b: As noted previously, Bay Minette is struggling economically, socially, and environmentally. Assessing and redeveloping these properties will inspire the community. Instead of displaying community disinvestment by driving to neighboring towns, development

⁴² Berkman, L.F., and I. Kawachi. 2000. Social Epidemiology. Oxford University Press, USA.

⁴³ Fan, Yingling, Kirti V Das, and Qian Chen. 2011. "Neighborhood Green, Social Support, Physical Activity, and Stress: Assessing the Cumulative Impact." Health & Place 17 (6): 1202–11. doi:10.1016/j.healthplace.2011.08.008.

will drive members of the community to **want** to economically support their community. The City recognizes what this program can accomplish if utilized the way it was intended. Input exchanged at regular community meetings will forge new partnerships, strengthen existing ones, and foster citizens' desire to exert their influence, empowering and multiplying the hands involved in rebuilding our City. This program can unite our community and give citizens a platform for shaping our community's future to the needs of our residents. The community has already identified its current needs and issues associated with our brownfields which are the lack of local jobs, the stagnant economy, and health and environmental impacts. With an inundation of new jobs, people will want to come to Bay Minette, instead of wanting to leave. When Southern Aluminum closed in 2006, it employed 124 people. If a similarly sized business reopened, economic development professionals have estimated that **as many as 100 jobs would be created**. The redevelopment of brownfields into restaurants will also **generate between 1-10 jobs at each property**.⁴⁴ Further, this project could be the catalyst that ignites development at the Bay Minette mega site which has the potential to create thousands of jobs and create the demand for numerous additional supporting industries. The new jobs could assist in the reduction of the number of people living in poverty by providing entry level jobs that could lead to jobs of greater responsibility and higher income for some of the poorer residents with little formal education. Further, redevelopment of existing infrastructure **saves the developer between 10-25%**.⁴⁵ In addition, this area's disproportionately depressed property values would be rehabilitated, with an expected increase between **5 and 12%**.⁴⁶

Bay Minette's parks and recreational property only make up 0.1% of its total land value, representing a need for additional greenspace acreage. Making use of these brownfields will preserve the City's greenspace, fill a demand, and aid in the protection of the 18 plant and animal species listed on the U.S. Fish and Wildlife's Threatened or Endangered Species List indigenous to our area.⁴⁷ Redevelopment into a community center at the former HWY 31/Ransom will also provide much needed space for physical activities. In addition, redevelopment of a community center will promote physical activity, social interaction, and work towards strengthening community ties. Studies also indicate that neighborhoods with more public space also tend to be safer and have a greater level of civic engagement.⁴⁸

5. Programmatic Capability and Past Performance, 5.a: The City of Bay Minette has not received any adverse audits findings. The City has not had any issues or difficulties with the administration of any grants or any adverse audits in accordance with an OMB Circular A-133.

5.b: The City of Bay Minette has a skilled and professional staff that is dedicated to ensuring the funds are utilized according to budget and maximized for the benefit of our community. **Mr. Oscar Waters has been the City's Building Official for the past 11 years and will serve as the Project Manager.** Mr. Waters is responsible for the issuance of all construction permits for the City (including new construction, additions to existing structures, repairs/remodeling of existing structures, installation of signs, fuel gas systems, HVAC units, electrical repairs, demolition of structures, and issuance of certificates of occupancy). Mr. Waters is also responsible for the enforcement of the zoning ordinance and flood plain management regulations, site inspections, compliance review, and all associated reporting. Mr. Waters will be in charge of overall project management, obtaining site access, and organizing community meetings. **The financial administration of this grant will be handled by our Finance Director, Tammy Smith.** She has Bachelor of Science in Accounting degree from the University of South Alabama. Tammy Smith has 26 years of accounting experience, with extensive experience in audit preparation and compliance. Some of her current responsibilities include: management and supervision of all City funds, investments, bonds and proceeds; management and development of the annual budget; coordination of budget requests and meetings; preparation of all payroll budgets for the Mayor and for the Council; monitoring of the city budget throughout the year; preparation of monthly budget revisions, and maintaining compliance with

⁴⁴ Warwick Institute for Employment Research, "Restaurant Industry"

⁴⁵ Mix, Troy D. "Exploring the Benefits of Compact Development," for Delaware's Office of State Planning Coordination, 2003 http://www.ipa.udel.edu/alumni/04/mix/Benefits_of_Compact_Develop.pdf

⁴⁶ 2012 EPA study

⁴⁷ City of Bay Minette, Comprehensive Plan 2030, Chapter 6, Page 7

⁴⁸ Richard, Gauvin, Gosselin & Laforest, 2009; Trust for Public Land, 2005.)

the City's Agency Funding Ordinance. Prior to becoming finance director, Tammy worked as an auditor and accountant where her job responsibilities included: federal and state level grant and contract compliance, OMB Circular A-133 compliance testing, and assistance with preparation of Schedule of Expenditures of Federal Awards. Ms. Smith's government grant compliance experience, along with her support of this project and position as Finance Director make her an extremely valuable and highly skilled part of the City's team. Ms. Smith will perform the financial reporting, and resource leveraging.

In addition to our staff, the City will also contract a **Qualified Environmental Consultant (QEP)**, in compliance with local, state, and federal procurement standards. The QEP will be in charge of the development of Phase I and II ESAs, site eligibility forms, QAPPs, ABCAs, work plans and other deliverables, updating site inventory, and all assessment work. The QEP will also assist with grant management duties including: obtaining site access agreements, community outreach, and reporting (quarterly reports, ACRES, etc.).

5.c: In an effort to track and measure the effectiveness and progress of this project, the City will submit quarterly reports to the EPA and ADEM, within 30 days of the end of each federal fiscal quarter. All project outputs and outcomes will be documented and reported via quarterly progress reports and ACRES updates. Further, ACRES updates will correspond with all major project milestones, as detailed in the project outline. In addition, the City will hold a kick-off meeting with our project teams including: consultants, EPA, state partners, stakeholders, and the community members. We will distribute a timeline, review responsibilities and partnership roles, and explain the modes of communication that will be utilized between the community and stakeholders during the project life, as well announce the location for the document repository. In addition, at subsequent meetings, project progress will be evaluated based on what work has been completed to date, and where that correlates with the project timeline. If there is a discrepancy between the two, corrective measures will be taken to ensure the project remains on schedule. Although the City has the in-house capacity to manage this grant, the City will utilize expertise from environmental consultants, and their government and community partnerships to ensure this project's success.

5.d.ii.1: In February 2010, the City received a grant from the **Alabama Department of Transportation**, in cooperation with the **U.S. Department of Transportation** and the **Federal Highway Administration**. The funding is provided under the Surface Transportation Program. This is a cost reimbursement program with the total equaling \$370,000 (\$296,000 Federal funds, \$74,000 State funds). The money was used for a sidewalk project in the downtown area. Under this grant, sidewalks were built along East and West 12th Street, East Hoyle Avenue, 5th Street, and Dobson Street. The grant allowed the City to get closer to our original goal of connecting the schools and recreation areas with sidewalks. The grant continued the sidewalk from Dobson Avenue to Bay Minette Middle School on Redhill Road, passing behind a major shopping center. Another sidewalk begins near downtown at East Fifth Street, travels on Hoyle Avenue in front of Bay Minette Intermediate and Elementary schools, to 12th Street, then east to the Bay Minette Municipal Pool. In 2015, Bay Minette also received an **Alabama Department of Economic and Community Affairs CDBG Grant** for \$450,000 used to improve the existing drainage, water, sewer and roads (fixing and resurfacing) in the East Hurricane Road community within the Bay Minette City Limits. The area where improvements were made includes businesses, churches, and approximately 70 houses. **The City received a grant in the amount of \$51,837** for an Environmental Assessment and Engineering Study to address drainage improvements at the airport terminal. This grant was awarded on August 10, 2015 from the **US Department of Transportation Federal Aviation Administration (FAA)**. The City was awarded a grant for the construction of a parallel Taxiway. The grant agreement was signed on August 21, 2014 and consisted of the following funds: **FAA – \$2,316, 930, State Airport Development Fund - \$60,972**. This project has been completed and the closeout documents were submitted on October 28, 2015.

5.d.ii.2: In addition to timely expenditure of all grant funds, the City fulfilled the terms and conditions outlined in our agreement/work plan including: time frame, submission and adherence to a detailed budget describing all major work activities, establishment and maintenance of accounting records, documentation of project costs (supported by invoices and copies of contracts), timely submission of all reports and financial statements, and compliance with all other regulations and provisions.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/22/2016

4. Applicant Identifier:

City of Bay Minette, Alabama

5a. Federal Entity Identifier:

63-6001197

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Bay Minette, Alabama

* b. Employer/Taxpayer Identification Number (EIN/TIN):

63-6001197

* c. Organizational DUNS:

0011383950000

d. Address:

* Street1:

300 Hoyle Avenue

Street2:

* City:

Bay Minette

County/Parish:

* State:

AL: Alabama

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

us: 36507

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Oscar

Middle Name:

* Last Name:

Waters

Suffix:

Title:

Project Director

Organizational Affiliation:

* Telephone Number:

251-580-1610

Fax Number:

* Email:

owaters@ci.bay-minette.al.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

1235-City Limits Map.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Bay Minette, AL 2017 EPA Community-Wide Brownfields Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: